Todd Hurley, Director



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SAINT PAUL LONG-RANGE CAPITAL IMPROVEMENT BUDGET COMMITTEE MEETING

Monday, July 9, 2012 at 3:30 p.m. Central Library Fourth Floor Conference Room

Members	Monica Bryand, Jacob Dorer, Diane Gerth, Melanie McMahon, Mark Miazga, Gene
Present:	Olson, Dave Pinto, Paul Sawyer, Pat Sellner, Michael Steward, Darren Tobolt, Avi
	Viswanathan, Gary Unger,
Members	D'Ann Urbaniak Lesch
Excused:	
Members	Becca Hine, Deb Jessen
Absent:	
Visitors and	Highland Villager – Jane McClure
City Staff	Highland District Council – Kathy Carruth
Present:	City Council Ward 3 – Nicole Wittig-Geske
	Mayor's Office – Nancy Homans
	OFS – Todd Hurley, Jon North, John McCarthy, Betsy Hammer
	Parks – Mike Hahm
	Public Works – Paul Kurtz

1. Convene

Meeting convened at 3:32 pm.

- 2. Approval of Agenda
- Mr. Olson moved approval, Ms. Bryand seconded. Committee voted all in favor.
 - 3. Approval of June 11, 2012 Meeting Minutes
- Mr. Olson moved approval, Mr. Dorer seconded. Committee voted all in favor.
 - 4. Chair's Comments

Ms. Gerth did not have any comments.

5. Action Items

Public Works – Paul Kurtz

RES PH 12-191: Amending the financing and spending plans in the Department of Public Works in the amount of \$1,125,000.00 by re-appropriating funds from St Paul Ave @ Cleveland Intersection Improvement Project into Ford Parkway Sidewalk Reconstruction Project and Ohio Street Reconstruction Project and adding assessment financing of

\$234,000.00 to establish complete financing and spending plans for Ford Parkway Sidewalk Reconstruction and Ohio Street Reconstruction Projects.

Ms. Gerth introduced the project. She reminded Committee members that they voted not to recommend this project a couple months prior.

Mr. Kurtz thanked Ms. Gerth and introduced himself to the Committee. He said two or three months ago he brought a resolution to the CIB Committee to transfer all the MSA from the St. Paul-Cleveland Intersection project and put it into a new project known as the Ford Sidewalk Replacement. He recalled that there was a lively decision and the CIB Committee did not recommend approval. He said the lack of approval generated lots of discussion at the City and he is here today based on those conversations.

Mr. Kurtz said that additional analysis was done by OFS on assessments. He said after the city went through the assessments and had street engineers take a new look at the project, they got a new estimate of \$534,000, \$234,000 of which is assessed so \$300,000 is proposed to come from the intersection improvements project. Mr. Kurtz noted that last time the resolution took all the remaining money from this project, but now the resolution only needs \$300,000. Mr. Kurtz said he brought a map and aerial photo with detail on where Public Works is proposing to reconstruct sidewalks. He said they are in pretty bad shape, and that some planters in have already been taken away and the proposal is to remove the remaining planters. He said there are brick pavers which have deteriorated quite a bit. Mr. Kurtz said this is a safety issue along Ford and Cleveland.

Mr. Kurtz said that some of the discussion last time related to whether this project was the Highland Streetscape project from the last CIB cycle. He explained that it is, but only a portion. That proposal encompassed a lot of different things, not just a sidewalk, and had a large price tag. He said the sidewalks are in rough shape and Public Works needs to do something about it, and MSA dollars are the way to go. He said Public Works supports the project and it needs to be done from a safety standpoint. He said property owners have stepped up along here. He said this project doesn't get the whole area but does a lot that is of concern to us. He said he would put out the map out after the meeting.

Mr. Kurtz explained that the second half of the resolution deals with the Ohio Street project. He said Streets and Utilities Task Force members from last cycle would remember the project and that the community group did a great job presenting. He reminded the Committee that they recommended money for design work only. He said that in the meantime, several RSVP projects on the West Side had many opt-out properties. Councilmember Thune approved that could be done, but asked if money could be used to get started on Ohio Street. Mr. Kurtz said the initial project was George to Plato, which couldn't all be done with the remainder from the RSVP projects, so the Ohio Street project was scaled back from George to Isabelle. Mr. Kurtz said that's really where the road starts to take a windy turn, and it's possible that the other part could be done sometime in the future. Mr. Kurtz said Public Works looked at the RSVP bonds and worked with Councilmember Thune's office. He said the basic idea is to do this 4-block stretch of Ohio Street instead of the opt-out streets from the Page-Woodbury RSVP, and then the remaining \$200,000 of MSA from the St. Paul/Cleveland intersection is also added to the Ohio Street project.

Mr. Kurtz clarified that the project is really funding two projects: Ford Parkway Sidewalks and Ohio Street Reconstruction.

Ms. McMahon moved approval, Mr. Olson seconded.

Mr. Miazga said that he feels there is a process and the process for this type of project is to have this come back for next task force cycle. He asked about where community input has occurred on this project. He said he wasn't sure where everyday citizens had the chance to weigh in. He hoped the committee would vote it down.

Mr. Kurtz asked for a comment from Kathy Carruth.

Kathy Carruth from the Highland District Council introduced herself. She said there have been numerous letters to the editor in the *Highland Villager* asking for sidewalks to be fixed. She said she has received probably 30 phone calls in the last two years asking about sidewalks. She said she has had more community input on this project than anything else except for Jefferson bike lanes.

Mr. Kurtz said this is a project Public Works supports based on the condition of the sidewalk. He said it's really something unsafe in a lot of cases. He noted that sidewalks are a big liability in Public Works and it's the right thing to do to fix them. He said he understands the process and the concerns. He noted that Public Works came back after taking a second look.

Mr. Sawyer said he appreciated that Public Works was coming back and took time to consider options. He said the biggest concern on the Committee was about the safety comparison. Mr. Sawyer asked about the safety concerns here and said it's a very different type of concern than what was expressed on the Highland Streetscape project during the task force process.

Mr. Kurtz said Public Works views vehicle accidents, pedestrian conflicts and sidewalks as all important. He said safety is the number one priority. He said tripping accidents can be a big liability in the city. Mr. Kurtz said Public Works is constantly trying to stay ahead of it – it's a safety issue first, then a liability. He said he wouldn't really compare the two, and they are both safety issues.

Mr. Sawyer asked if both the original intersection project and the two new projects were all MSA projects. Mr. Kurtz said yes. Mr. Sawyer asked if there were any other MSA projects that ranked higher in the list during the last cycle that it could have gone to. Mr. Kurtz said that Ohio Street was recommended. He said the Highland Streetscape project was very expensive and it included lots of different things. He said probably the reason it ranked so low was because of the dollar amount. Committee discussed.

Mr. Unger said that Ohio Street does need some major repairs. He said RSVP money is meant to improve streets and it qualifies to use MSA which can be challenging.

Ms. Bryand shared her recent experience with Ohio Street and commented that it feels a lot safer now.

Mr. Tobolt said he understands that sidewalks are treacherous. He said he hadn't seen any actual plan for what is going to be done. He asked if the project addresses multimodal transportation or includes bike lanes. He asked if complete street would be addressed and noted that Met Council has identified this corridor as a priority.

Mr. Kurtz said it's just a sidewalk replacement adjacent to grass boulevard areas. He said the project is not going to replace wide concrete sidewalks or all the problem areas that need to be fixed. He said the project will take out planters.

Mr. Tobolt asked if MSA money is only for curb-to-curb work. Mr. Kurtz said MSA is pretty inclusive and could include lighting or bike facilities in some cases.

Mr. McCarthy reviewed the CIB Committee's MSA priority list. He noted that many of the projects ahead of Highland Streetscape were also large dollar amounts that wouldn't be able to be funded with this amount.

Ms. Bryand said she agreed with Mr. Miazga on the process. She said money is designated by projects, not by districts. She said she supported the process and a lot of people put time into it. She said she has been on the Committee for many years and people come in with big projects, get turned down, scale down the project, and then come back.

Mr. Sawyer asked if other District Councils were notified that there was potentially MSA money available. Mr. Kurtz said the Public Works process is to come with a budget resolution to the CIB Committee and recommend transferring funds to another projects or into MSA contingency and they can then be used for other things that come up. He said this is the first stop when there are excess funds. He said there is a lot of uniqueness to the Ford Parkway project and how it came about given location of intersection improvements project.

Mr. Sawyer asked for clarification on the City's Administrative Code regarding contingency and what is allowable. Committee discussed.

Ms. McMahon said there are distinctions between the two projects. She said she sat on the Streets and Utilities task force and the consensus was that it was mostly wants, not just needs and that's why it got ranked so low. She said this project seems like it has been boiled down to safety concerns. She said she lives in the area and does a lot of running and biking and it is very unsafe.

Mr. Pinto says what seems important is that Public Works has a need and this is different from the project that was originally presented. He said the needs need to be addressed, so it makes sense to do this.

Mr. Viswanathan said he is interested in how Public Works would have viewed this project without the ward-centric view. He said there are similar needs in many parts of the city. Mr. Kurtz said there's no question that there are needs throughout the city. He said that if the intersection project money had been moved to contingency, Public Works probably would have recommended spending contingency money on this project. He said it is high on their list and is a heavily travelled pedestrian corridor with businesses and restaurants, etc.

Mr. Dorer said this could serve as a lesson for the Committee and if members didn't like how it happened, maybe they could say something or offer guidance at the end of the next process about priorities beyond recommendations in case projects are cancelled or funds become available. He said it's good to have groups work together – there are limited resources and the more people you have working together the more likely you are to get somewhere.

Mr. Unger recalled that Parks rates their play areas in priority order and suggested that something similar could be done with sidewalks. He said sidewalks are a quality of life issue in neighborhoods.

Mr. Unger called the Committee to question.

Mr. Sellner said he lives five blocks from the area and goes through it a lot. He agreed with Ms. McMahon's comments. He noted that businesses are coming in with a large amount of the cost through assessments. He said it's a great area and lots of people come from Minneapolis to spend money.

Committee voted. 12 in favor, one opposed, and one abstained.

RES PH 12-192: Amending the financing and spending plans in the Department of Public Works in the amount of \$570,000.00 to cover engineering and inspection charges for Payne Avenue Cook to Orange Project.

Mr. Kurtz introduced the project and said the Public Works proposal is to take \$570,000 out of the Midtown Greenway project and use it for the Payne Avenue Cook to Orange project. He said bids came in higher than expected, and Public Works paid the contractor that did the work but didn't have enough to pay for internal design and engineering costs.

Mr. Olson moved approval, Mr. Unger seconded.

Ms. Gerth stated that in the interest of full disclosure, the Railroad is her client. She said she has nothing to do with this project.

Committee discussed Mr. Tobolt said he knew the project was already done but wanted to know if it worked bicycles into the plan. Mr. Kurtz said Public Works always considers bicycles on projects, but he was not sure the details on this project.

Committee voted all in favor, none opposed.

Committee discussed the Midtown Greenway project and issues with the Railroad as a partner on city projects.

Parks and Recreation – Mike Hahm

RES PH 12-xxx: Amending the 2012 Capital Improvement Budget in the Department of Parks and Recreation by establishing a spending and financing plan for the construction of a new municipal baseball park in Lowertown.

Mr. Hahm introduced himself and said he was before the Committee with a resolution related to the Lowertown ballpark project. He said this is something Parks has been pursuing for 15 years and earlier today the city submitted an application for \$27 million in funding from the Minnesota Department of Employment and Economic Development (DEED).

Mr. Hahm said the project is a partnership with the St. Paul Saints, a \$54 million project to replace the existing Midway Stadium in the Energy Park area and create a new facility in Lowertown. He said the existing stadium is older than the Metrodome and has reached the end of its service life and needs to be replaced. He said it lacks many of the modern ballpark amenities and also has issues with gender equity, accessibility, and energy and utilities usage. He said the Lowertown ballpark will have 7,000 seats, 180 operating days a year, and 200 events a year. Mr. Hahm said this is a local asset but is very much a regional and statewide asset as well; 1/3 of ballpark events are Saints-related, and the other 2/3 are amateur athletics.

Mr. Hahm explained the basic financing: \$27 million from DEED, which requires a local match. \$10 million has been committed by the Saints baseball club. He said this is a great project that will do tremendous things for Lowertown similar to the economic impact when Xcel replaced the old civic center. He said the cost of replacing the existing Midway Stadium would be \$12-17 million, so for about the same cost to the city the stadium will be upgraded significantly.

Mr. Hurley introduced himself and explained that the goal is to match the \$27 million the City is expecting to get from the state. He said the spirit was to uncover revenue sources, find eligible expenses, and match them up. He explained the funding sources, based on the financial analysis included with the resolution. He noted that the city has submitted the DEED application and the project is contingent on receiving the money. He said the city would have to come back to drawing board if DEED funds are not received. Mr. Hurley said the plan is to probably issue bonds in October.

Committee discussed revenue sources the Saints will control at the site. Mr. Hurley said the revenues are sufficient for the Saints to pay their annual debt service over a 25 year term. The Saints will pay about \$625,000 in rent.

Mr. Hurley said that the relationship with the Saints paying debt service via rent is identical to the relationship the City has with the Minnesota Wild. He said it's similar to co-signing a loan. He said this project does not plan to reduce the available CIB funding for other projects – it is over and above what's in the CIB budget book for out years.

Mr. Hurley said that this was the best split for the Saints and the City. The Saints will be responsible for operating costs. He stated that TIF and STAR revenue are one-time sources.

Mr. Hahm said that some of the base infrastructure needs to serve the ballpark are included in the resolution. He said that over time, there may be some additional transportation needs.

Committee and Mr. Hurley discussed TIF financing options.

Committee and Mr. Hurley discussed parking revenues.

Committee, Mr. Hahm, and Mr. Hurley discussed Greater Lowertown Master Plan and how the stadium fits in.

Committee discussed compliance with city requirements.

Committee discussed playing surface in the stadium.

Mr. Olson moved approval, Mr. Unger seconded. Committee voted all in favor, none opposed.

6. Adjourn

Ms. McMahon moved approval, Ms. Bryand seconded. Committee voted all in favor. Meeting adjourned at 4:51 pm.

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